



Woodfield Road, Broadheath, WA14

Offers In Excess Of £385,000



Property Features

- Three Bedroom Mid-Terraced House
- Double Glazed Throughout
- South Facing Rear Garden
- On Street Residents Permit Parking
- Downstairs WC
- Short Walk to John Leigh Park
- Easy Access for Motorway and Metrolink
- Within Catchment of Trafford's Schools
- Short Walk to Altrincham and Amenities



Full Description

A well presented three-bedroom Victorian mid-terraced home, ideally situated just a short walk from the Metrolink, John Leigh Park, and Altrincham town centre.

This charming property boasts a private south-facing rear garden, residents' permit on-street parking, and potential for further extension if desired. Inside, you'll find an inviting open-plan lounge and dining area, a convenient downstairs WC, and a well-equipped utility room. The home offers two spacious double bedrooms and a versatile smaller single bedroom perfect as a home office or a child's bedroom. This property is in the catchment area for Navigation Road Primary School and the Trafford Grammar Schools, making it an excellent choice for families.

LOUNGE/DINER

23' 7" x 10' 9" (7.20m x 3.30m)

The open-plan lounge and dining area is accessed via the entrance hall and enjoys an abundance of natural light, thanks to a uPVC double glazed bay window to the front -fitted with elegant wooden plantation shutters-and uPVC double glazed French doors to the rear, which lead directly to the garden. The space is both stylish and functional, featuring a gas fireplace with a contemporary surround and tiled hearth, luxury vinyl tile flooring throughout, and a combination of a pendant light fitting over the lounge area and recessed spotlights above the dining space. Heating is provided by a double panel radiator positioned beneath the bay window, along with two sleek, wall-mounted modern panel radiators.



KITCHEN

10' 11" x 8' 5" (3.35m x 2.57m)

The kitchen is accessed via the lounge/diner and features a large uPVC double-glazed window to the side aspect, allowing for plenty of natural light. The kitchen is well-equipped with a range of matching base and wall-mounted units, a recessed stainless steel sink, an integrated fridge freezer, a four-ring gas hob with extractor above, an integrated oven, and an integrated dishwasher. The space is finished with wood-effect tiled flooring and recessed spotighting. A wooden panel door leads from the kitchen into the utility room .



UTILITY ROOM

6' 0" x 5' 4" (1.84m x 1.65m)

The utility room is accessed from the kitchen and provides further access to the downstairs WC and rear garden via a uPVC glazed door. It features wood-effect tiled flooring and recessed spotighting, with space and plumbing for a washing machine and dryer. The room also houses the boiler.



DOWNSTAIRS WC

6' 0" x 2' 5" (1.84m x 0.76m)

The downstairs WC is located to the rear of the property and accessed via the utility room. The room features a low-level WC, a pedestal hand wash basin with storage under, wood-effect tiled flooring, a pendant light fitting and an extractor fan.



MASTER BEDROOM

13' 10" x 12' 1" (4.22m x 3.70m)

The master bedroom is located off the first-floor landing and benefits from two uPVC double-glazed windows to the front aspect. The room features carpeted flooring, a double-panel radiator, a pendant light fitting and ample space for a king-sized bed, wardrobes and a dressing table or chest of drawers.



BEDROOM TWO

11' 10" x 8' 1" (3.62m x 2.47m)

The second bedroom is also a generous double bedroom with uPVC double glazed window to the rear aspect. This room offers carpeted flooring, a double panel radiator, a pendant light fitting and ample room for a double bed, chest of drawers, desk and wardrobe.



BEDROOM THREE

8' 7" x 6' 9" (2.64m x 2.08m)

The third double bedroom is located off the first-floor landing with a uPVC double glazed window to the rear aspect. This room is currently utilised as a home office and would be equally suitable as a child's bedroom. The third bedroom offers carpeted flooring, a single panel radiator and a pendant light fitting.



BATHROOM

8' 5" x 4' 10" (2.58m x 1.49m)

Located off the first-floor landing, the modern bathroom boasts a sleek, contemporary design with floor-to-ceiling tiling and matching tiled flooring. It comprises a low-level WC, a pedestal hand wash basin, a panelled bathtub, and a walk-in shower cubicle with a glazed door and a chrome thermostatic shower system. Additional features include a wall-mounted heated towel rail, recessed spotlights, and an extractor fan.



EXTERNAL

To the front of the property, one will find a small front garden which is enclosed by a low-level brick wall and offers a path leading to the front entrance door.

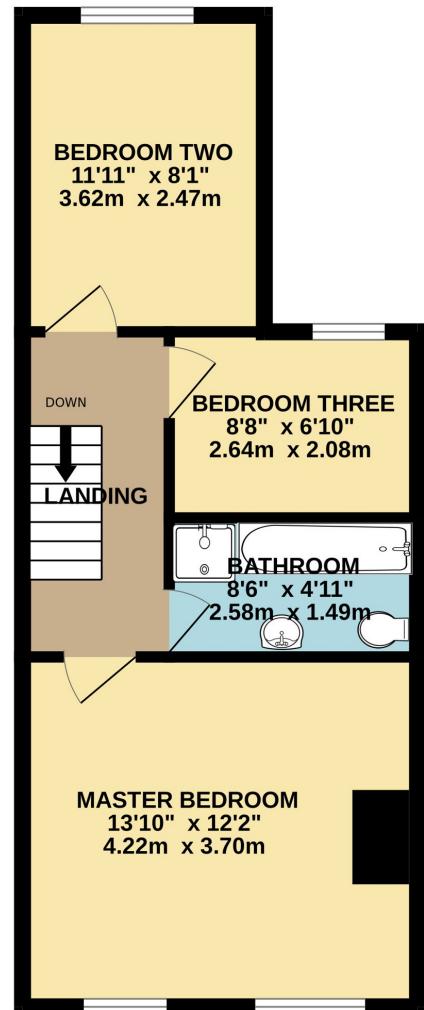
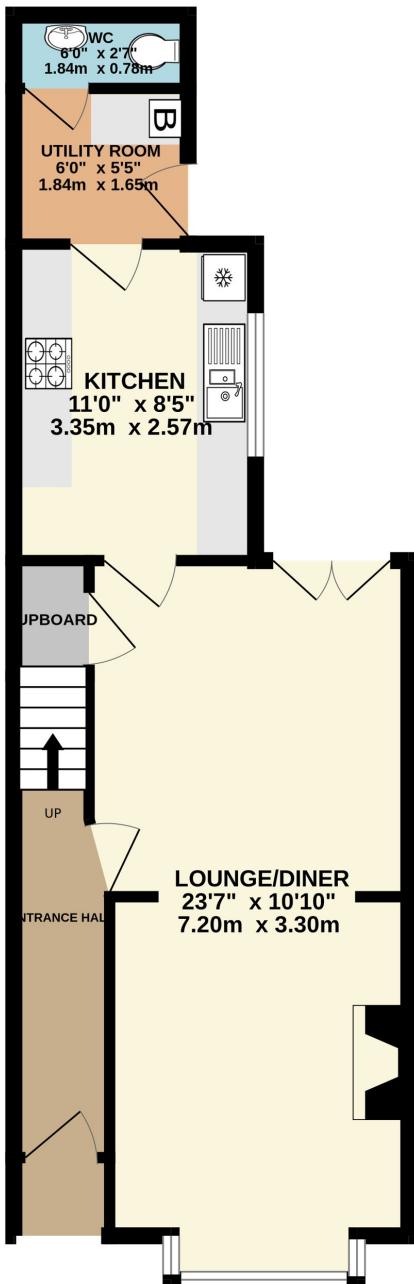
The rear garden is accessible via uPVC double-glazed French doors from the dining room, a separate uPVC door from the utility room, or through a rear access path that runs behind this row of terraced homes.

The garden itself features a combination of artificial lawn and mature planted borders filled with established shrubs and greenery. Directly adjacent to the house is a paved patio area, ideal for outdoor seating and entertaining. Benefiting from a due south-facing aspect, the garden enjoys plenty of sunlight throughout the warmer months.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in circa 1900.
- 2. When did the current owners purchase this house?** The current owners purchased this house in May 2021.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold, with a chief rent of £1.53 per annum. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location, full fibre to the door is available.
- 6. Has any work been carried out at this property?** No, the current owner has not carried out any work on the property.
- 7. What are the current owner's favourite aspects of this property?** The current owners have shared that they have particularly enjoyed the sunny, south-facing rear garden, the property's convenient location close to amenities, the spacious master bedroom, and its charming period-style features.
- 8. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £100 pcm. The property is in Trafford Council and is a band B, which is currently £1649.53 per annum.
- 9. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing, and the loft is boarded for storage.
- 10. Are the current owners willing to sell any items of furniture?** Yes, the current owners have advised that they will be prepared to sell furniture, which can be agreed upon during the sale.